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727a Knutsford Road, Warrington, WA4 1JY

£775 PCM

DECEPTIVELY SPACIOUS, FIRST FLOOR ACCOMMODATION, KITCHEN/DINER, VILLAGE LOCATION, WELL PRESENTED THROUGHOUT, NEWLY REFURBISHED, GAS CENTRAL HEATING, DOUBLE GLAZING, AVAILABLE IMMEDIATELY

We are delighted to offer to the rental market this newly refurbished two bedroom first-floor apartment, located in the heart of Latchford Village, close to shops, cafes, schools and transport links.

The property offers comfortable, modern accommodation throughout, featuring an attractive open-plan living and kitchen area complete with integrated appliances and dual-aspect uPVC double-glazed windows that allow plenty of natural light to flow through. There are two well-proportioned bedrooms and a bathroom. The apartment also benefits from gas central heating and double glazing throughout, ensuring comfort all year round.

Accessed via an external metal staircase, this apartment is perfect for professionals, couples, small families or anyone looking for a low-maintenance, move-in-ready home in a popular and well-connected location.

Early viewing is highly recommended!

EXTERNAL



Externally this property is access via external metal stairs

KITCHEN DINER



New fully fitted kitchen, fitted with a range of wall and base units. Incorporating electric fan oven, gas hob and stainless steel sink with mixer tap. Complete with new laminate flooring and dual aspect Upvc windows to the front and side elevations.

LIVING ROOM



Complete with laminate flooring and a large Upvc windows to the side elevations.

BEDROOM 1



Complete with brown carpeted flooring and two uPVC windows to the rear elevation.

BEDROOM 2



Complete with brown carpeted flooring and dual aspect Upvc windows to the rear and side elevations.

BATHROOM



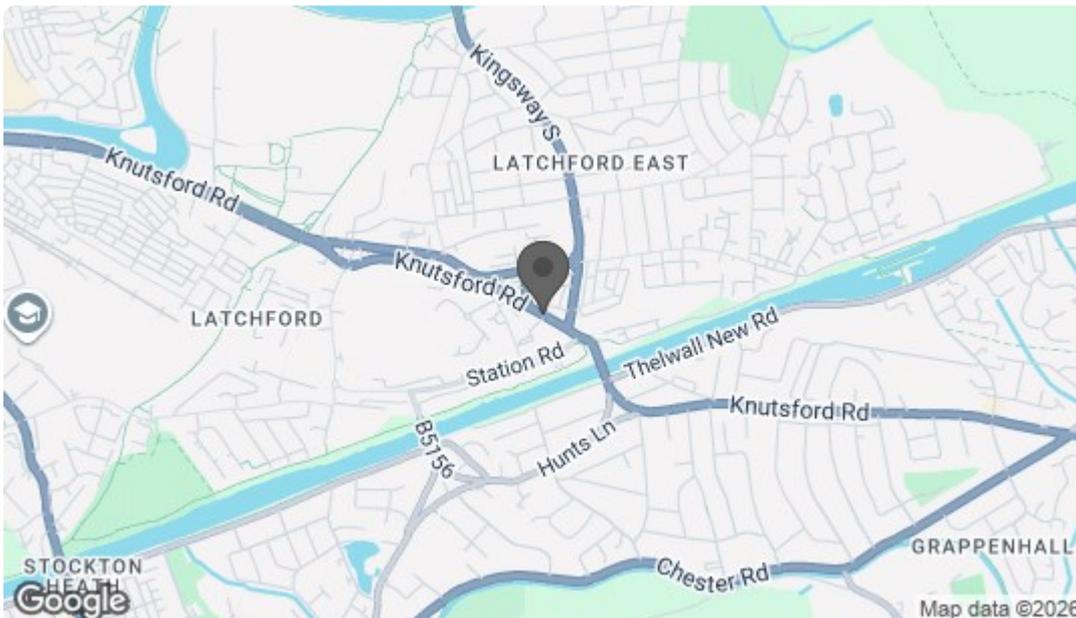
Three piece suit, comprising low level W.C, pedestal wash hand basin and panelled bath with shower over and shower screen. Tiled walls and a Upvc double glazed window to the front elevation.

First Floor

Approx. 64.9 sq. metres (698.1 sq. feet)



Total area: approx. 64.9 sq. metres (698.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E		41	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	